

Cleveland Township Planning Commission

Cleveland Township Hall, Leelanau County, Michigan

Regular Minutes, February 2, 2022

1. **Call to Order:** Chair Manikas called the regular meeting to order at 7:00 PM
Roll Call: Chair Dean Manikas, Secretary Paul Stowe, Board Rep Todd Nowak, and Commissioner Travis Stein. Members of the public who identified themselves: Kevin Jackson.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Public Comment:**
 - a. **Kevin Jackson – 2150 W School Lake Rd.** – Thank you for your hard work.
4. **Pronouncement of any Conflict of Interest:** None declared
5. **Consideration of January 5, 2022 Regular Planning Commission Minutes:** Members reviewed the minutes. **MOTION BY NOWAK AND SECOND BY STEIN TO ACCEPT THE MINUTES AS AMENDED. Motion passed 4-0.**
6. **Report by Chair:** None
7. **Reports and Correspondence by Members:** None
8. **Report by Zoning Administrator:**
 - a. No land use permits issued in January 2022. Unusual based on prior years.
 - b. One inquiry/informal complain regarding a neighbor's outdoor lighting and excessive noise. Answered questions and informed property owner they could file official complaint if they chose. Not sure if anything will come of it.
 - c. Phone calls from realtors and property owners about zoning. Calls are received anytime anything is for sale. There is a property for sale on M-22 that has a conservation easement that limits you to a 25' x 35' in one spot. It is a State of Michigan easement.
 - d. Other questions are people who have started projects and then realized they need a building permit. One was a deck that they started to replace rotting boards and realized that it needed more replaced. It did not need a permit.
9. **Continuing Business:**
 - a. **Master Plan review, community survey construction:**
 1. Need to get other information about zoning districts in the survey.

2. Updated survey with all changes from January meeting.
3. Added a question to the demographics section "Do you have children at home over 18 years of age?"
4. Provide residents with 30 days to answer survey.
5. Andi will create example on Vistaprint for postcard to send to residents.
6. Andi will email Tanelle for mailing list of Cleveland Township Residents and resend login info for survey email address.
7. Secretary Stowe will transfer survey ownership to the survey email address and will send an electronic copy of the survey to commissioners when ready.
8. Estimated 30-60 days before the survey is ready to go.

b. Master Plan Agriculture, Objective 1 Action Step 2:

1. Edit 9.11.3(1) - Change "is not limited" to "are not limited."
2. 9.11.3(1)(e) - Option selected was "10 acres or greater."
3. 9.11.3(1)(f) - Secretary Stowe suggested that the educational section of the ordinance could be exploited for abuses of recreational vehicle use/motorized vehicles. Commissioner Stein made similar points that it could create issues.

Chair Manikas stated that you list what you can do and everything else is not allowed. The property owner also has to provide a site plan stating what they are planning to do.

How are recreational vehicles defined? Include a definition of recreational vehicles in the definition section of the ordinance. Definition would be based on the type of vehicles the ordinance would be meant to address, including campers. Secretary Stowe will research for a definition of recreational vehicles.

4. Board Rep Nowak brought up the idea of Bed & Breakfast (B&B) ordinance. His example was Peninsula Township. The property is split part of it for the B&B and the larger portion for the farm is put into conservatorship. The B&B income allows for improvements on the farm. There are restrictions such as age or size of the farm. Could possibly be an ordinance in addition to the farm stay in the ordinance being discussed? Would not limit to 51% revenue like the Agritourism.

There was discussion about the options and about pursuing the option as a standalone ordinance in the future.

5. Secretary Stowe will update the Agritourism section of the survey to make it consistent with the others. Also will include a question about a use/licensing fee.

6. 9.11.3(1)(h) - Option selected was "75' open setback buffer."
7. 9.11.3(1)(j) - Add "be" after "fires must" and correct the end to read "within fixed pits or rings."
8. 9.11.3(1)(p) - Suggested to narrow down to "Responsible Party."
9. Chair Manikas will check with the Health Department to verify that they will be willing to review and approve plans requested in 9.11.3(2)(h).
10. 9.11.3(2) - Remove "Special" from first sentence.
11. Chair Manikas will send changes to Vice Chair Hayes.

10. Public Comment:

- a. **Kevin Jackson – 2150 W School Lake Road** – Do not forget about boats as recreational vehicles. It is all about the water up here. People ask about and bring boats and jet skis. Good work.

11. MOTION TO ADJOURN BY NOWAK AND SECOND BY STEIN. Motion passed 4-0.

Adjournment at 8:20 PM.